

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Portship Road, 125' S of
the c/l of Yorkway
(54 Portship Road)
12th Election District
7th Councilmanic District

Dale Ray Bartock
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-369-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 54 Portship Road, located in the vicinity of Yorkway in Dundalk. The Petition was filed by the owner of the property, Dale Ray Bartock. The Petitioner seeks relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit setbacks of 10 feet and 12 feet in lieu of the required 15 feet from the centerline of two alleys for a proposed detached garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

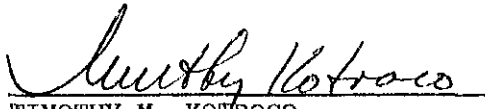
ORDER RECORDED FOR FILING
Date 7/3/97
By [Signature]

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit setbacks of 10 feet and 12 feet in lieu of the required 15 feet from the centerline of two alleys for a proposed detached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

COPIES RECEIVED FOR FILING
Date 4/3/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 3, 1997

Mr. Dale R. Bartock
54 Portship Road
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Portship Road, 125' S of the c/l of Yorkway
(54 Portship Road)
12th Election District - 7th Councilmanic District
Dale Ray Bartock - Petitioner
Case No. 97-369-A

Dear Mr. Bartock:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File



Affidavit in support of 97-369-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 54 Portship Road
Address
Baltimore Maryland 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I wish to erect a two car garage in the backyard of the above mentioned property due to increasing parking difficulty as well as personal storage space.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Dale Ray Bartock
(signature)

Dale Ray Bartock
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ to wit:

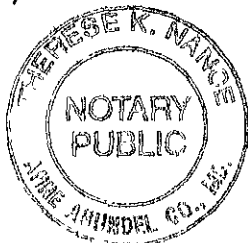
I HEREBY CERTIFY, this 18th day of February, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dale Ray Bartock

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

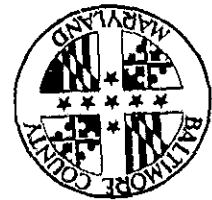
AS WITNESS my hand and Notarial Seal.

2/18/97
date



Therese Nance
NOTARY PUBLIC

My Commission Expires: 10/19/99



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

54 Portship Road

which is presently zoned

DR 10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management, 400.2 (LOCAL) The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 17-01 to allow a detached garage with a setback of 15 feet from the front lot line and 15 feet from the side lot line in lieu of the required 15 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See Back Sheet

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Dale Ray Barlock

(Type or Print Name)

[Signature]

Signature

Signature

(Type or Print Name)

Address

City

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

Zipcode

Address

Phone No.

Name

Name, Address and phone number of representative to be contacted

Baltimore

Maryland

State

Zipcode

21222

Address

54 Portship Road

Phone No

410-285-4142

Signature

[Signature]

(Type or Print Name)

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of 19 that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

Zoning Commissioner of Baltimore County

ITEM #: 369

Printed with Soybean Ink on Recycled Paper



REVIEWED BY: JRP DATE: 3-4-97 ESTIMATED POSTING DATE: 3-16-97

ZONING DESCRIPTION FOR 54 PORTSHIP ROAD

97-369-A

Beginning at a point on the West side of Portship Road which is 23 feet wide at the distance of 125 feet South of the centerline of the nearest improved intersecting street Yorkway which is 22 feet wide. Being Lot #5, Block 14, Section #A in the subdivision of Dundalk as recorded in Baltimore County Plat Book #2, Folio #185, containing 3,685 square feet. Also known as 54 Portship Road and located in the 12th Election District, 10th Councilmanic District.

369

285-4142
Dale Bartock
54 Portship Rd.

BALTIMORE COUNTY, MARYLAND
FICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 032653

DATE 3-4-97 ACCOUNT 001-415-000

AMOUNT \$ 50.00

RECEIVED FROM:

Joe R. B...

01 Admin. Ver. = 50.00

ITEM # 349

54 Partnership Bd.

Taken by JRF

03A918010DMICRUC

\$50.00

BA C01B:23AM03-04-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER



Petition for Administrative Variance

97-369-A

to the Zoning Commissioner of Baltimore County

for the property located at 54 Portship Road

which is presently zoned DR 10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.2 (BCZR)

To allow a detached garage with a setback of 10 feet and 12 feet from the centerline of two alleys in lieu of the required 15 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE Back Sheet

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Dale Ray Bartock
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner:

54 Portship Road 410-285-4142
Address Phone No

(Type or Print Name)

Baltimore Maryland 21222
City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Name

Address Phone No

City State Zipcode

Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JBE DATE: 3-4-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 309

ESTIMATED POSTING DATE: 3-16-97

ORDER RECEIVED FOR FILING

Date

3/3/97

Affidavit in support of Administrative Variance

97-369-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 54 Portship Road address

Baltimore City Maryland State 21222 Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I wish to erect a two car garage in the backyard of the above mentioned property due to increasing parking difficulty as well as personal storage space.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Dee Ray Bartock (signature)
Date Ray Bartock
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 18th day of February, 19 91, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Date Ray Bartock
(type or print name)

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.



My Commission Expires: 10/19/99

Therese K. Nance (signature)
NOTARY PUBLIC

CERTIFICATE OF POSTING

RE: Case No.: 97-369-A

Petitioner/Developer:
(Mary Bartock)
Date of Posting/Closing:
(March 31, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

_____ 54 Portship Road Baltimore, Maryland 21222 _____

**The sign(s) were posted on _____ March 14, 1997 _____
(Month, Day, Year)**

Sincerely,

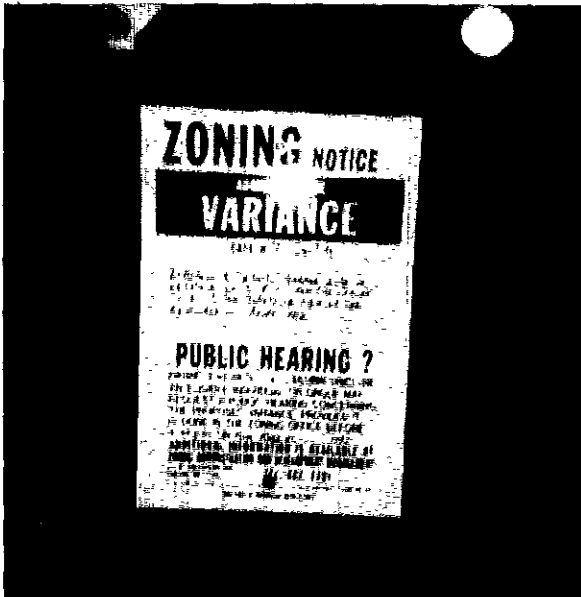
Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

**_____ Thomas P. Ogle, Sr. _____
(Printed Name)**

**_____ 325 Nicholson Road _____
(Address)**

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**



97-369-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 309

Petitioner: Dale Ray Bartock

Location: 54 Portship Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dale Ray Bartock

ADDRESS: 54 Portship Road

Baltimore, MD 21222

PHONE NUMBER: 410-285-4142

AJ:ggs

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

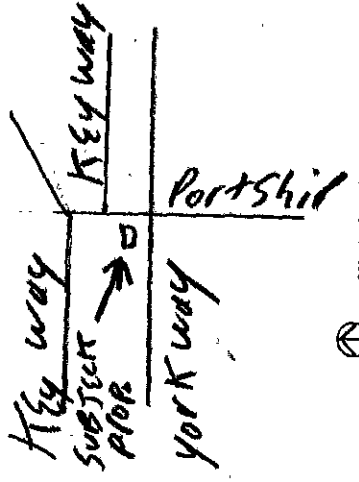
PROPERTY ADDRESS: 54 Portship Road See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Dunda lk

plat book# 2, folio# 185, lot# 5, section# A

OWNER: Dale Ray Bartock

SEE ATTACHED



LOCATION INFORMATION

Election District: 12

Councilmanic District: 10

1"=200' scale map#: SE 3E

Zoning: DR 10.5

Lot size: .16 acreage 3,685 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

North

date: _____ prepared by: _____

Scale of Drawing: 1"= _____

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3-16-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-369-A

To allow a detached garage with a setback
of 10' and 12' from the centerline of two alley
in lieu of the required 15', respectively.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

March 31, 1997

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 13, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-369-A
54 Portship Road
W/S Portship Road, 125' S of c/l Yorkway
12th Election District - 7th Councilmanic
Legal Owner(s): Dale Ray Bartock
Post by Date: 3/16/97
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Dale Ray Bartock





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3.14.97
Item No. 369 JRF

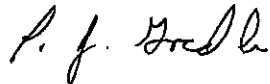
Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 12, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 24, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for March 24, 1997
 Item No. 369

 The Development Plans Review Division has reviewed the subject
zoning item.

 The proposed garage of should not interfere with the line of sight.

RWB:HJO:cab

cc: File

ZONE324.369

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/13/97

FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 17, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

368	373
369	375
372	376

RBS:sp

BRUCE2/DEPRM/TXTSBP

#369

97-369-A

To whom it may concern

3-3-97

I'm a neighbor of Dale Bartock
at 54 Portship Rd. I know and approve
of him building a 20^{ft} by 25^{ft} garage in
his back yard.

Mrs Zaroni K. Lerman 56 Portship Rd.
Timothy L. Healey 58 Portship Rd.

Eugene Ronald Levin 42 Yorkway 21222
Barbara Campbell 44 Yorkway 21222
Wanda Hatcher 40 Yorkway 21222
Lois Werner 46 Yorkway
Joseph Puce 34 Yorkway B.M.D. 21222
Elizabeth Trudolph
59 Brookship Rd 21222
Donald J. Malloy
61 Brookship Rd. 21222

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

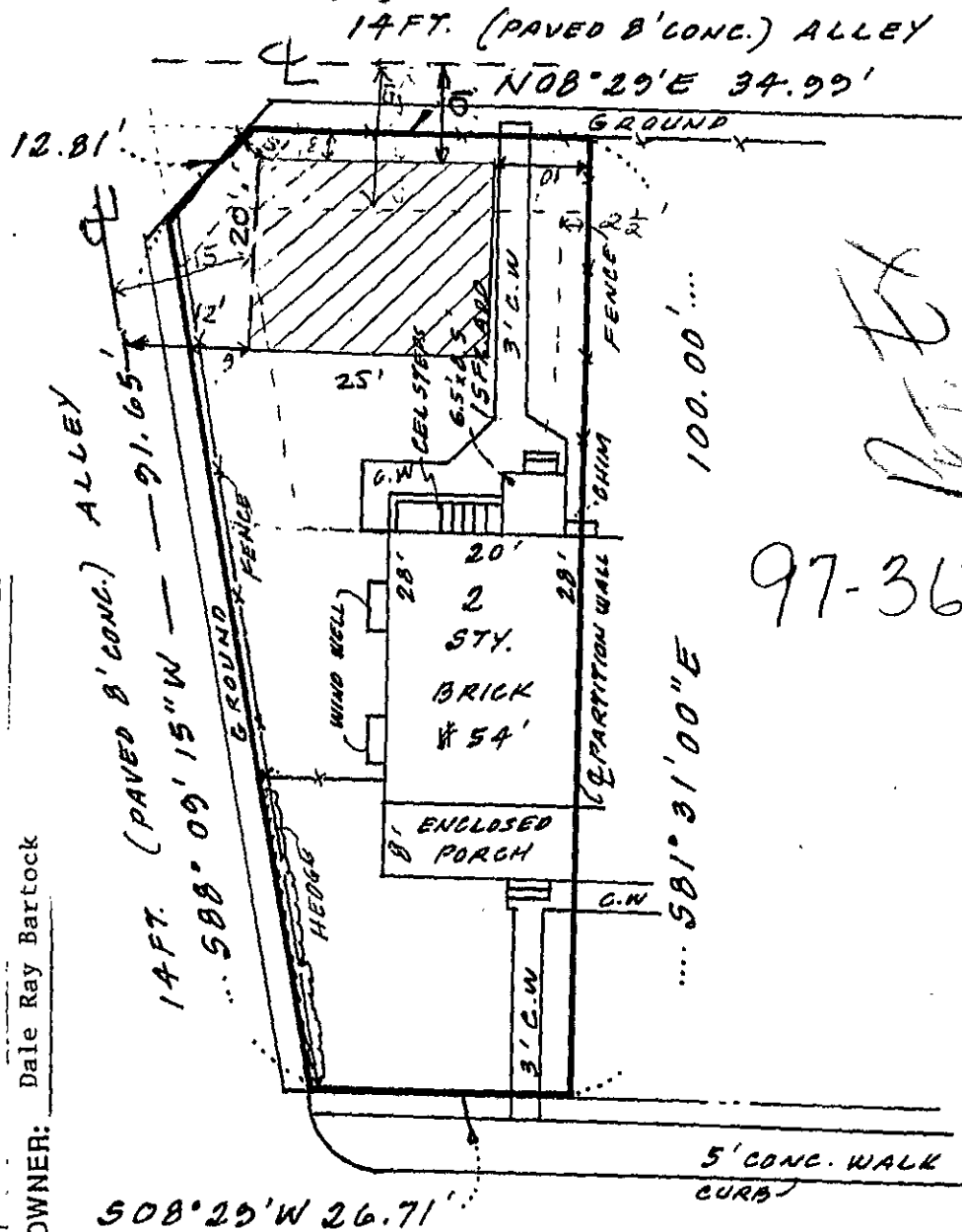
PROPERTY ADDRESS: 54 Portship Road

Subdivision name: Dundalk

plat book # 2, folio # 185, lot # 5, section # A

OWNER: Dale Ray Bartock

see pages 5 & 6 of the CHECKLIST for additional required information



LOCATION INFORMATION

Election District: 12

Councilmanic District: 7

1"-200' scale map #: SE 3E

Zoning: DR 10.5

Lot size: .16 acreage 3,685 square feet

public release

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ No ☐ Yes

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JRE ITEM #: 369 CASE#:

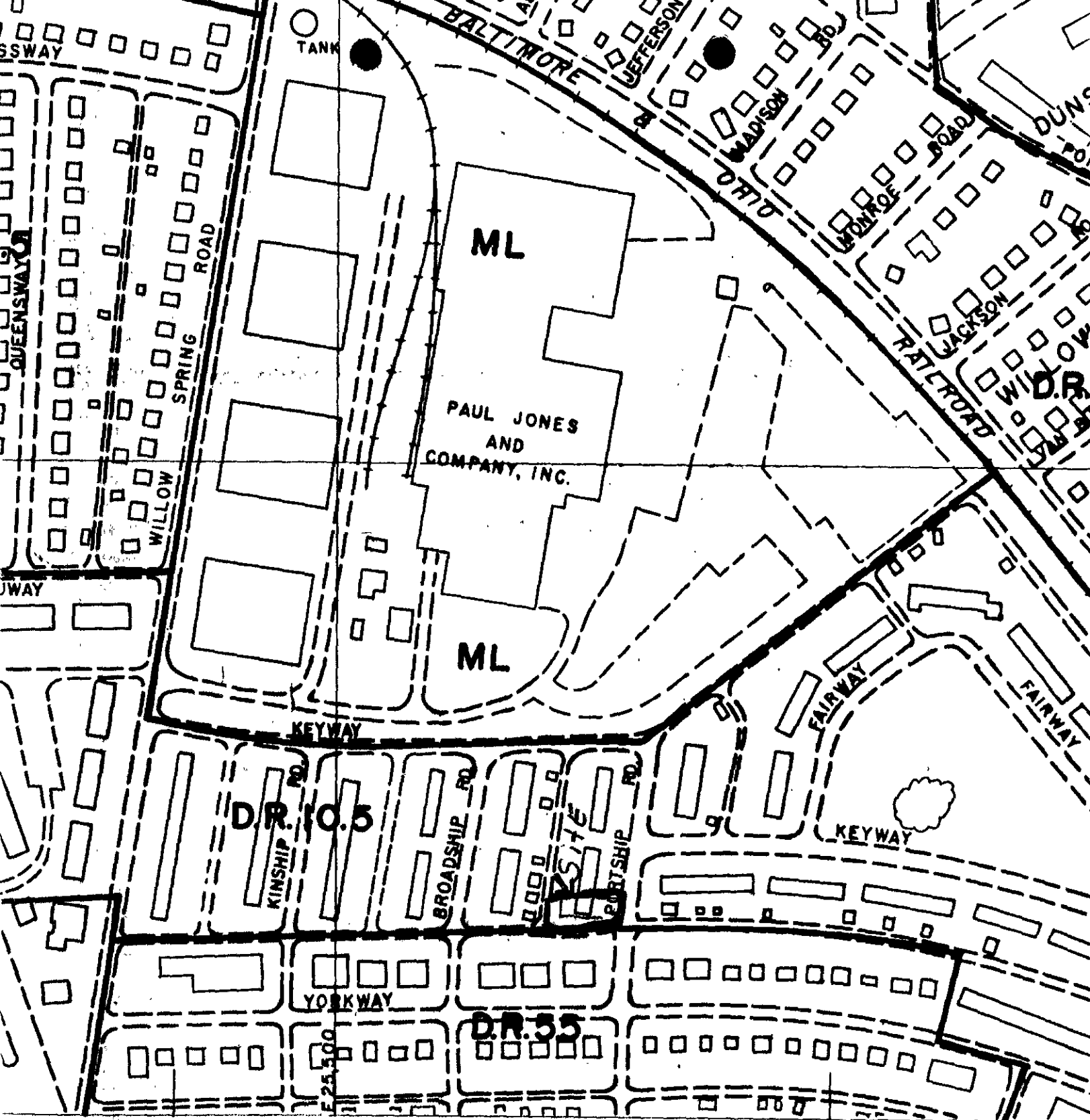
North

date: 3/3/97

prepared by: DRB

Scale of Drawing: 1" = 20'

PORTSHIP (40FT. R/W) RD.



1996 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Its Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenev
Chairman, County Council

369

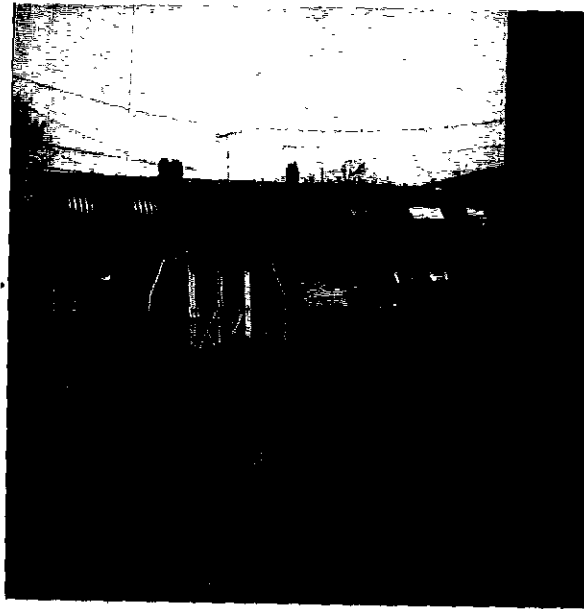
1" = 200'
SE 3E



BAL

OFFICE OF
OFFICIAL

97-369-A

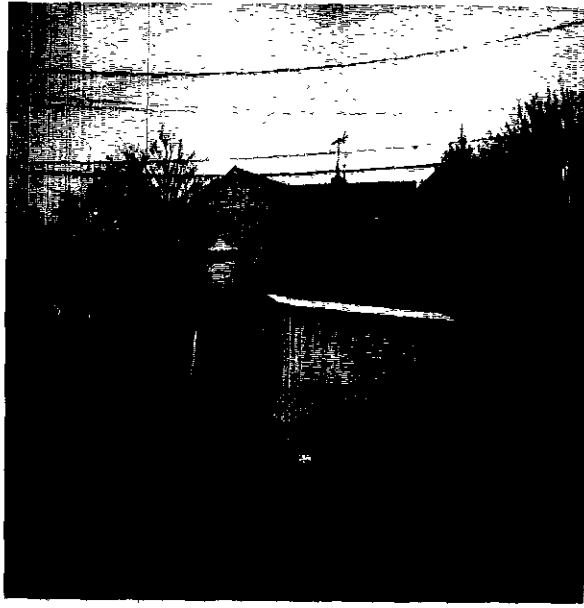


97-369-A

2 sheds will be removed so that we can build
the purposed garage in there place.



369

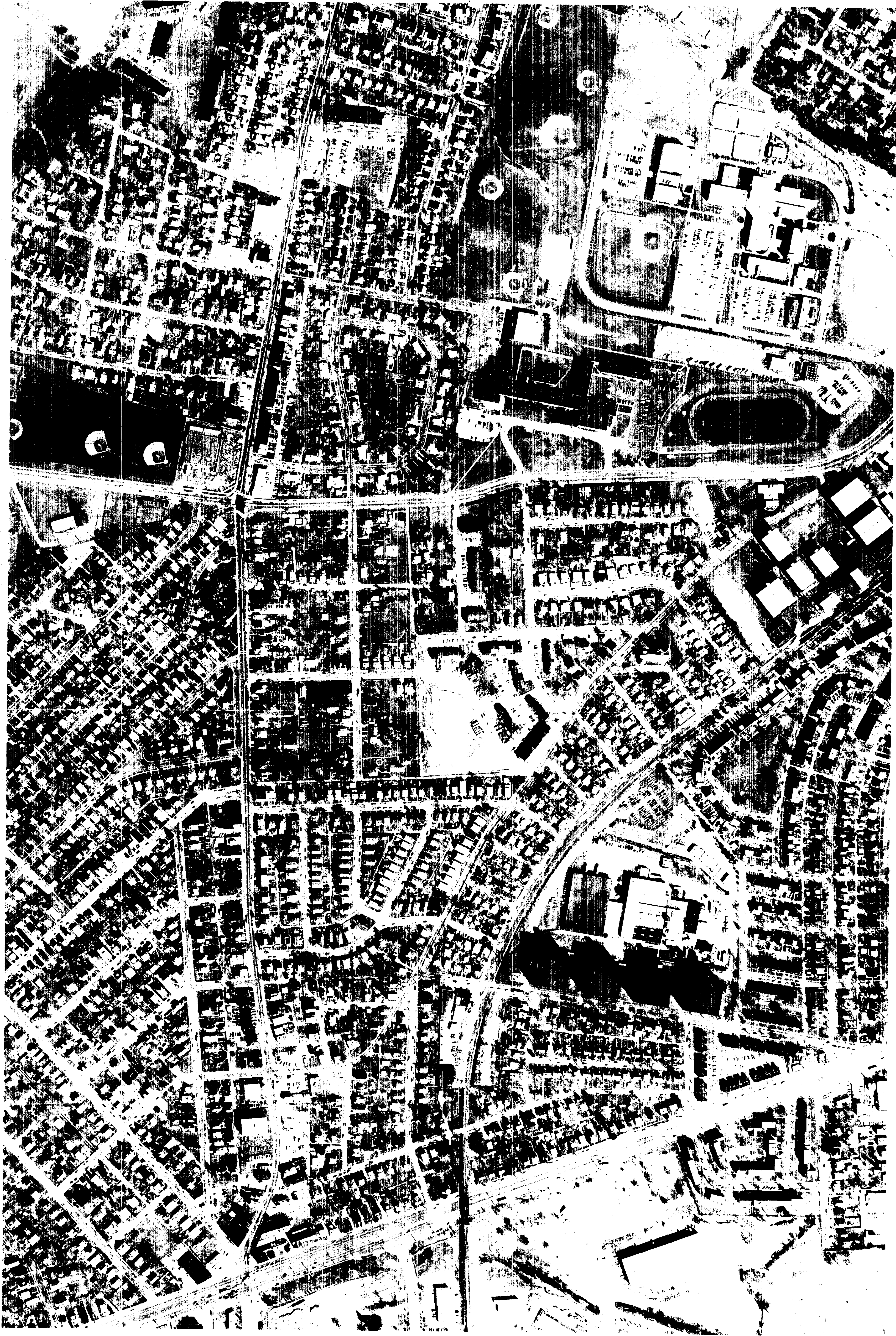


97-369-A



369

2 sheds will be removed so that we can build the purposed garage in there place.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
369
97-369-A PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
DUNDALK

SHEET
S.E.
3-E

DATE
OF
PHOTOGRAPHY
JANUARY
1986

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Portship Road, 125' S of
the c/l of Yorkway
(54 Portship Road)
12th Election District
7th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-369-A

Dale Ray Bartock
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 54 Portship Road, located in the vicinity of Yorkway in Dundalk. The Petition was filed by the owner of the property, Dale Ray Bartock. The Petitioner seeks relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit setbacks of 10 feet and 12 feet in lieu of the required 15 feet from the centerline of two alleys for a proposed detached garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit setbacks of 10 feet and 12 feet in lieu of the required 15 feet from the centerline of two alleys for a proposed detached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 2 -



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 3, 1997

Mr. Dale R. Bartock
54 Portship Road
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Portship Road, 125' S of the c/l of Yorkway
(54 Portship Road)
12th Election District - 7th Councilmanic District
Dale Ray Bartock - Petitioner
Case No. 97-369-A

Dear Mr. Bartock:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

file



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 54 Portship Road
which is presently zoned DR 10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.2 (BCZR)

To allow a detached garage with a setback of 10 feet and 12 feet from the centerline of two alleys in lieu of the required 15 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Back Sheet

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

If the property owner(s) and/or agent(s) under the provisions of Section 307.1 of the Baltimore County Code, the undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.2 (BCZR)

Dale Ray Bartock
(Type or Print Name)
Dale R. Bartock
Signature

(Type or Print Name)
Signature

54 Portship Road 410-285-4142
Address Phone No.

Baltimore Maryland 21222
City State Zip Code

Name, Address and phone number of representative to be contacted

Name Phone No.
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Inc., that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JBE DATE: 3-4-97

ESTIMATED POSTING DATE: 3-16-97

Printed with Debralex Ink on Recycled Paper

ITEM #: 369

CERTIFICATE OF POSTING

RE: Case No.: 97-369-A

Petitioner/Developer:
(Dale Ray Bartock)
Date of Posting/Closing:
(March 31, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

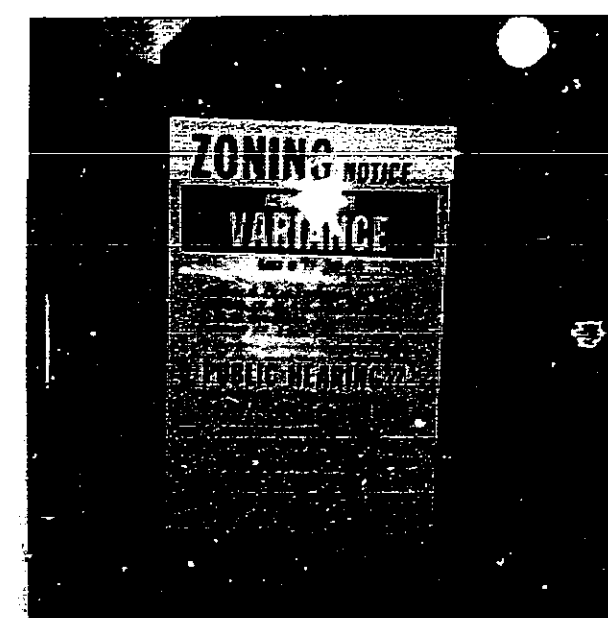
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at

54 Portship Road Baltimore, Maryland 21222

The sign(s) were posted on March 14, 1997
(Month, Day, Year)

Sincerely,
Thomas P. Ogilvie
(Signature of Sign Poster & Date)

Thomas P. Ogilvie, Sr.
(Printed Name)
325 Nicholson Road
(Address)
Baltimore, Maryland 21221
(410)-487-8485
(Telephone Number)



97-369-A

ZONING DESCRIPTION FOR 54 PORTSHIP ROAD

97-369-A

Beginning at a point on the West side of Portship Road which is 23 feet wide at the distance of 125 feet South of the centerline of the nearest improved intersecting street Yorkway which is 22 feet wide. Being Lot #5, Block 14, Section #A in the subdivision of Dundalk as recorded in Baltimore County Plat Book #2, Folio #185, containing 3,685 square feet. Also known as 54 Portship Road and located in the 12th Election District, 10th Councilmanic District.

369

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 3-4-97 ACCOUNT: 001-615-000

AMOUNT: \$50.00

01 Admin. Var. - \$50.00
54 Portship Rd.

ITEM # 369

Taken by: JBE

63491901 DOMINIC

10-3401/3402-14-97

VALIDATION OF SIGNATURE OF CLERK

CLERK: PEE-AGENCY YELLOW-COPY

285-4142
Dale Bartock
54 Portship Rd.

Affidavit in support of 97-369-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) believe competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at
54 Portship Road
Baltimore Maryland 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include reasons or grounds therefor)

I wish to erect a two car garage in the backyard of the above mentioned property due to increasing parking difficulty as well as personal storage space.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Dale Ray Bartock
Signature
Dale Ray Bartock
(Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE: to wit

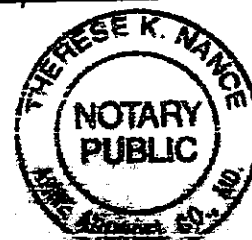
I HEREBY CERTIFY, this 18th day of February, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appearing

Dale Ray Bartock

(the Affiant(s)) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/18/97



Theresa K. Jones
My Commission Expires: 10/19/97

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3-16-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE**ADMINISTRATIVE
VARIANCE**Case No. 97-369-A

To allow a detached garage with a setback of 10' and 12' from the centerline of two alley in lieu of the required 15', respectively.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON March 31, 1997

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

596
pml:dc

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 13, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-369-A
54 Portship Road
475 Portship Road, 125' S of c/2 Yorkway
12th Election District - 7th Councilmanic
Legal Owner(s): Dale Ray Bartock
Post by Date: 3/16/97
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Dale Ray Bartock

Printed with Soybean Ink
on Recycled Paper

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3-14-97
Item No. 369 JRF

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5806 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

R. F. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 12, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*
Division Chief: *Caryl L. Kenna*

PK/JL

ITEM342/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND**INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 24, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for March 24, 1997
Item No. 369

The Development Plans Review Division has reviewed the subject zoning item.

The proposed garage of should not interfere with the line of sight.

RWB:HJO:cab

cc: File

ZONE324.369

BALTIMORE COUNTY, MARYLAND**DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT****INTER-OFFICE CORRESPONDENCE**

TO: PDM

DATE: 3/14/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 17, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 368 373
369 375
372 376

RBS:sp

BRUCE2/DEPRM/TXTSP

#369

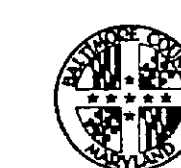
97-369-A

To whom it may concern 3-3-97

I'm a neighbor of Dale Bartock
at 54 Portship Rd. I know and approve
of him building a 20' by 25' garage in
his back yard.

Mrs. Laron K. Lennan 56 Portship Rd.
Timothy L. Healey 58 Portship Rd.

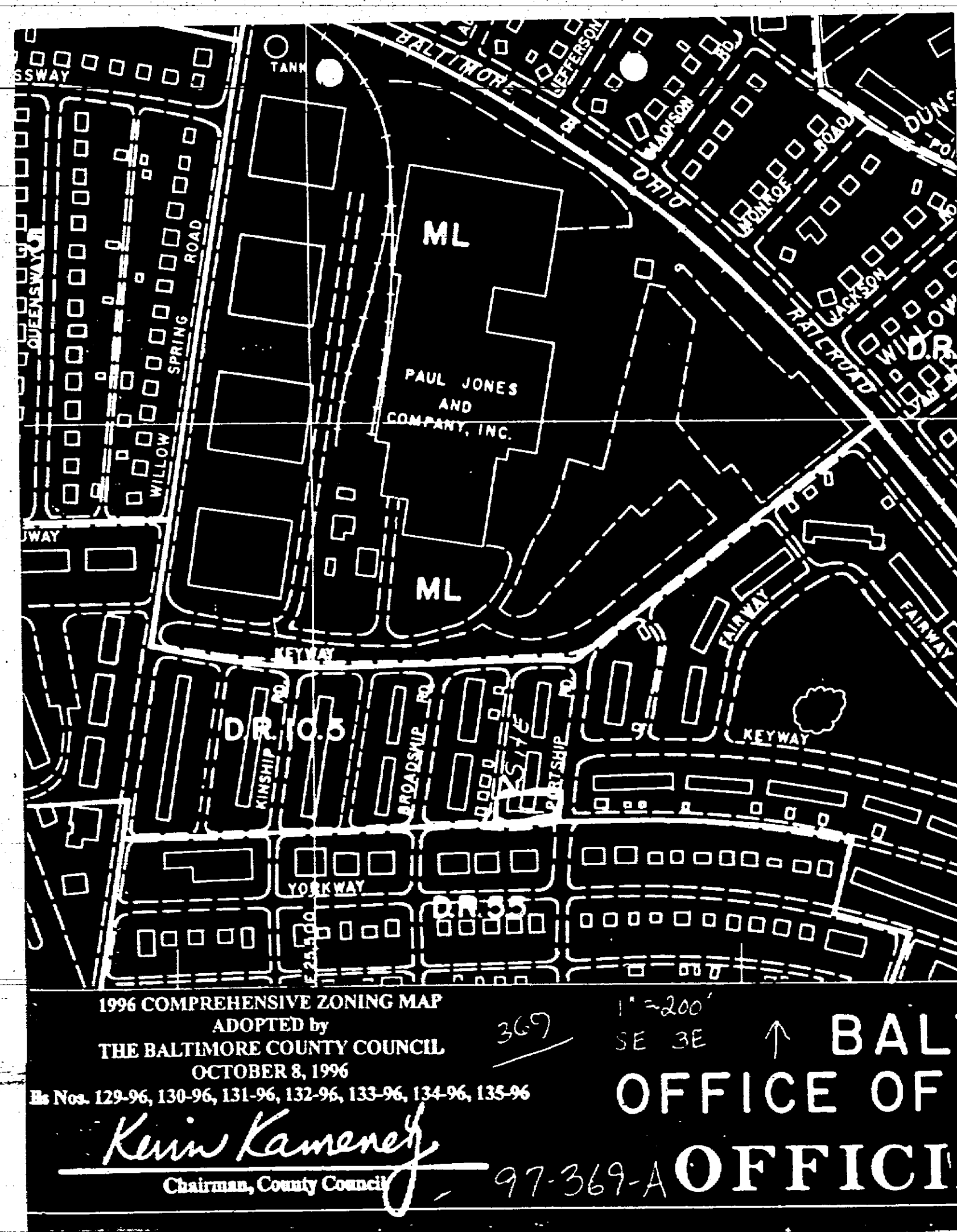
Eugene Ronald Lewis 42 Yorkway 21222
Barbara Campbell 44 Yorkway 21222
Mona Fisher 46 Yorkway 21222
Lois Warner 46 Yorkway
Joseph Duce 34 Yorkway B.M.D. 21222
Elizabeth Duce
59 Broadship Rd 21222
Donald P. Malloy
61 Broadship Rd 21222



Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Mr. Dale R. Bartock
54 Portship Road
Baltimore, Maryland 21222

Printed with Soybean Ink



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 54 Portship Road

Subdivision name: Dundalk

plat book # 2, lot # 185, lot # 5, section # A

OWNER: Dale Ray Bartock

14 FT. (PAVED 8' CONC.) ALLEY
588' 09' 15" W - 91.65'
128.1'
14 FT. (PAVED 8' CONC.) ALLEY
588' 09' 15" W - 91.65'
128.1'
14 FT. (PAVED 8' CONC.) ALLEY
588' 09' 15" W - 91.65'
128.1'

97-369-A

PORTSHIP (400 FT. R/W) RD.

North
date: 3/1/97
prepared by: DRB

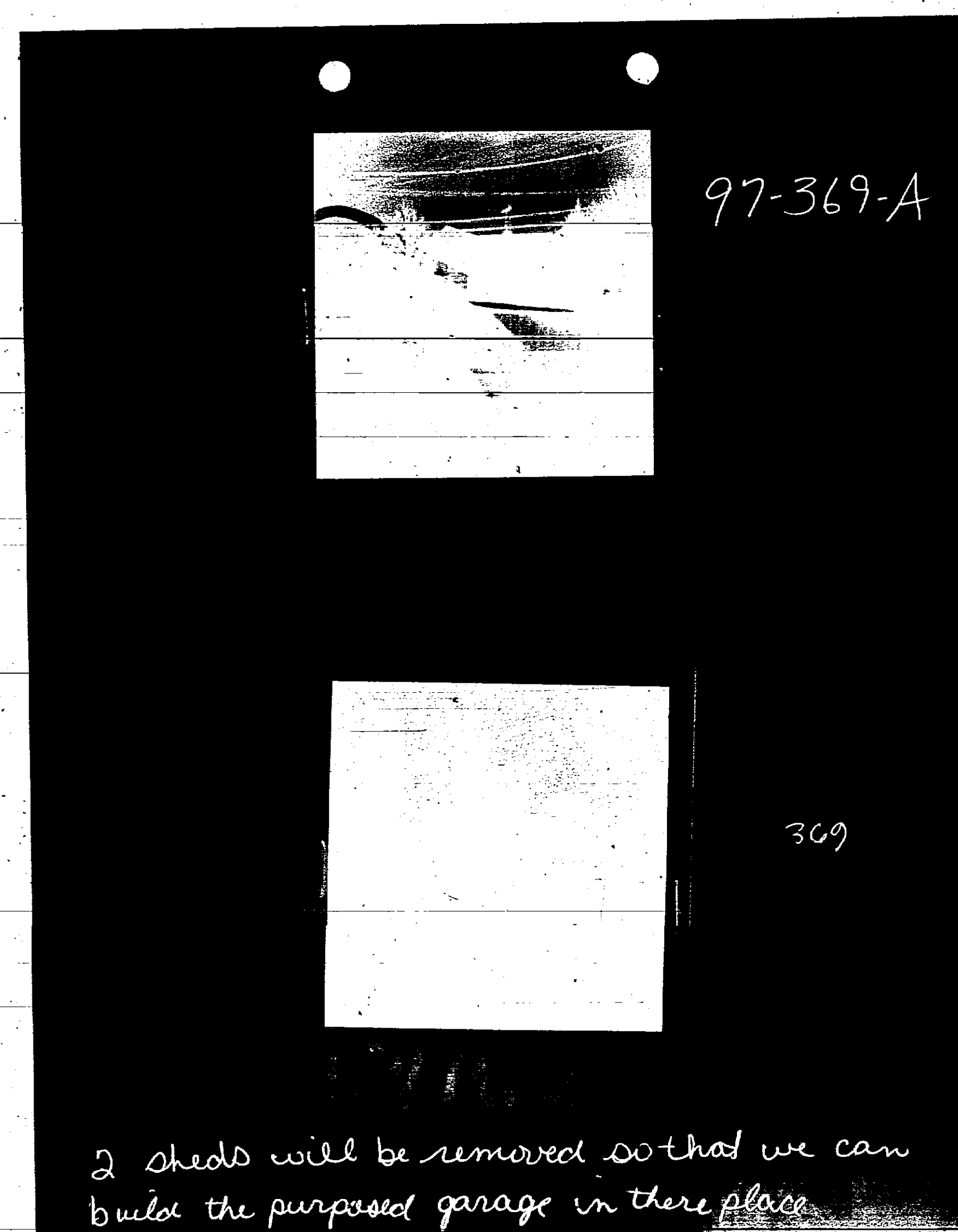
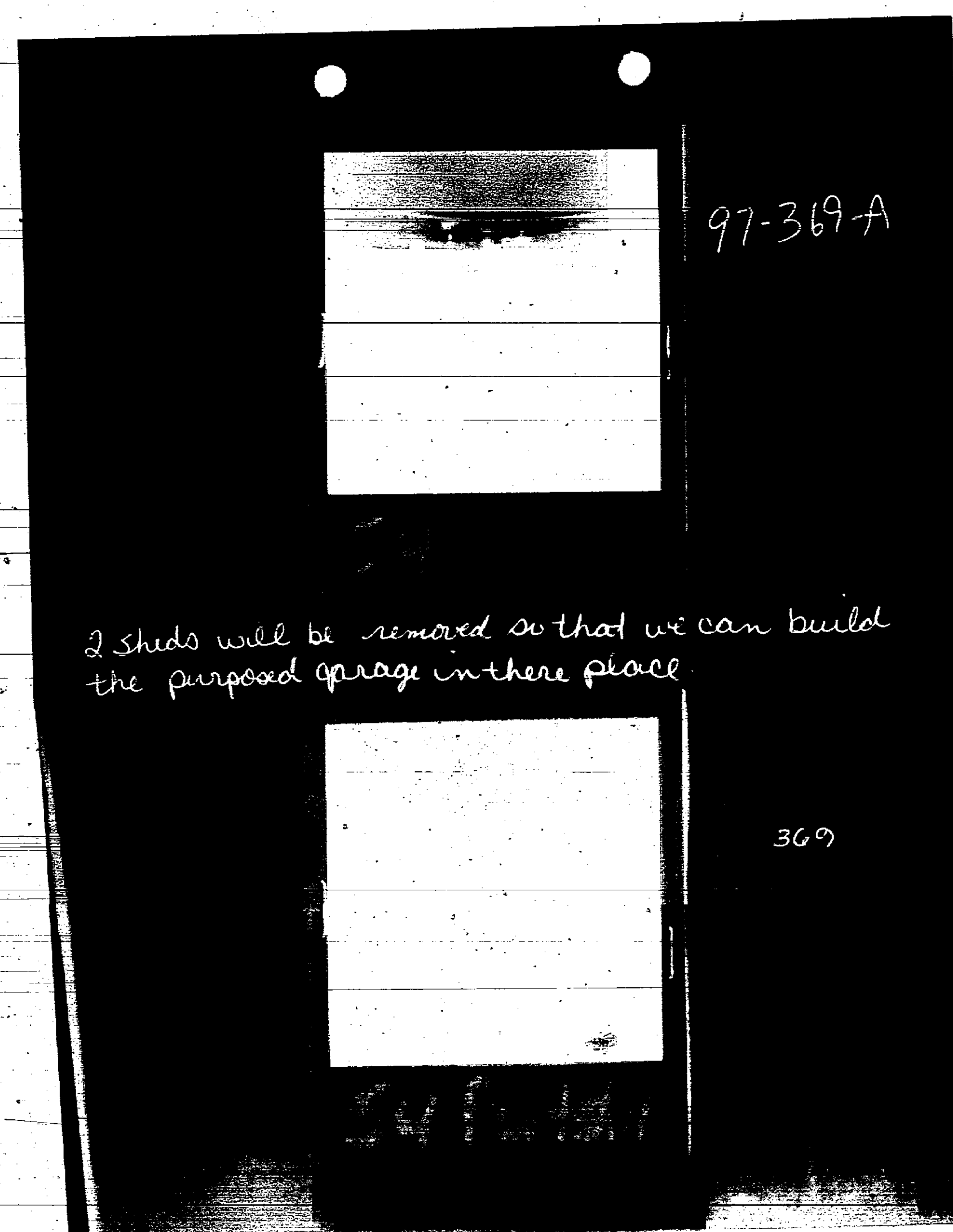
Scale of Drawing: 1" = 20'

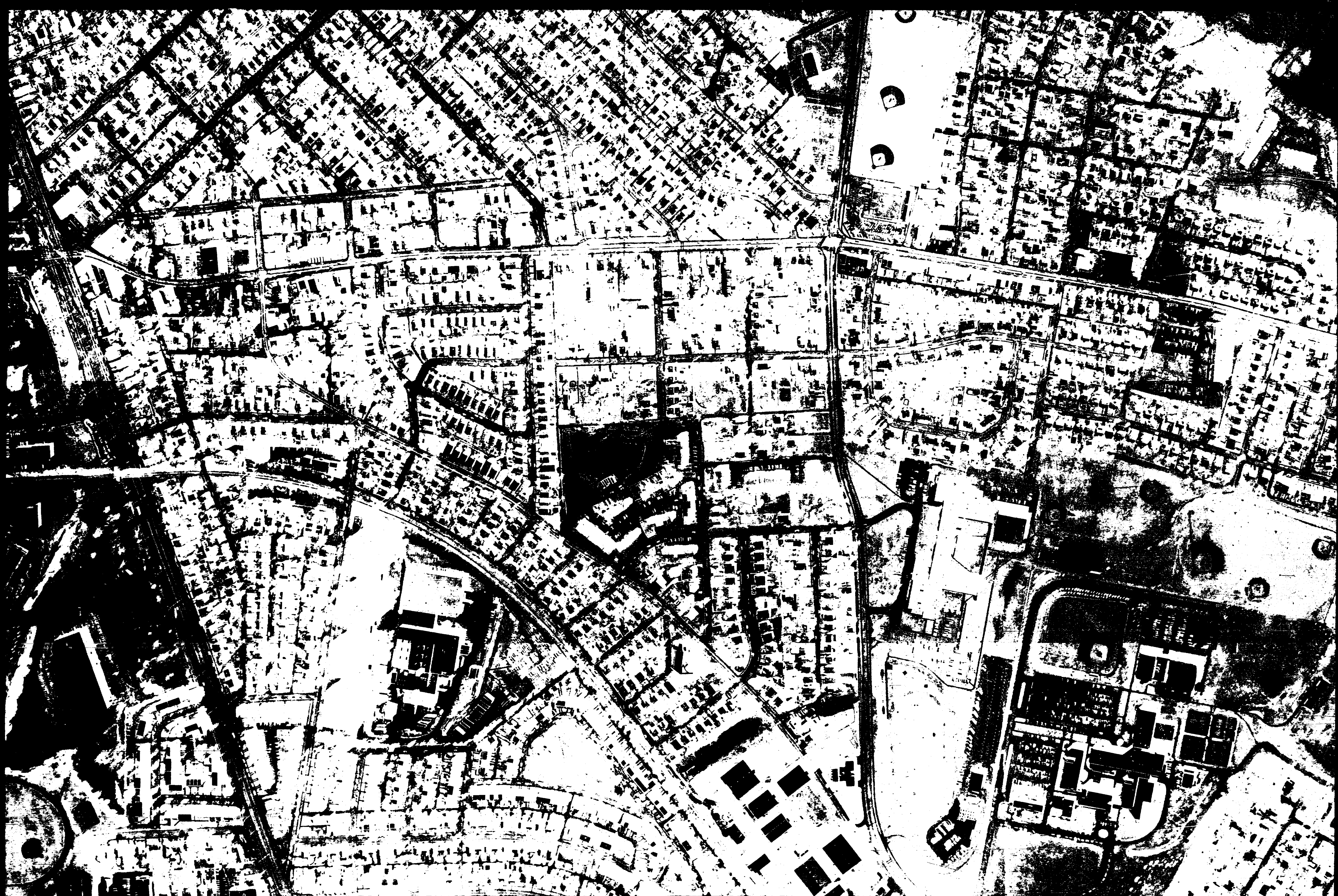
LOCATION INFORMATION

Election District: 12
Councilmanic District: 7
1"-200" scale map: SE 3E
Zoning: DR 10.5
Lot size: 16,365 square feet

SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: JRE
ITEM #: 309
CASE #:





PREPARED BY AIR PHOTOGRAPHICS, INC.
BARTLESVILLE, OK 74003

#369
97-369-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	DUNDALK	S.E.
DATE OF PHOTOGRAPHY JANUARY 1986		3-E

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Portship Road, 125' S of
the c/l of Yorkway
(54 Portship Road)
12th Election District
7th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-369-A

Dale Ray Bartock
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 54 Portship Road, located in the vicinity of Yorkway in Dundalk. The Petition was filed by the owner of the property, Dale Ray Bartock. The Petitioner seeks relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit setbacks of 10 feet and 12 feet in lieu of the required 15 feet from the centerline of two alleys for a proposed detached garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit setbacks of 10 feet and 12 feet in lieu of the required 15 feet from the centerline of two alleys for a proposed detached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 2 -



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 3, 1997

Mr. Dale R. Bartock
54 Portship Road
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Portship Road, 125' S of the c/l of Yorkway
(54 Portship Road)
12th Election District - 7th Councilmanic District
Dale Ray Bartock - Petitioner
Case No. 97-369-A

Dear Mr. Bartock:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

☒ file



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 54 Portship Road
which is presently zoned DR 10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.2 (BCZR) To allow a detached garage with a setback of 10 feet and 12 feet from the centerline of two alleys in lieu of the required 15 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

If the property interest and/or the subject of the petition is the subject of a pending legal action:

Legal Owner(s):
Dale Ray Bartock
(Type or Print Name)
Dale R. Bartock
Signature

(Type or Print Name)
Signature

54 Portship Road 410-285-4142
Address Phone No.

Baltimore Maryland 21222
City State Zip Code

Name, Address and phone number of representative to be contacted
Name Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Inc., that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JBE DATE: 3-4-97

ESTIMATED POSTING DATE: 3-16-97

Printed with Debraan Ink on Recycled Paper

ITEM #: 369

ZONING DESCRIPTION FOR 54 PORTSHIP ROAD

Beginning at a point on the West side of Portship Road which is 23 feet wide at the distance of 125 feet South of the centerline of the nearest improved intersecting street Yorkway which is 22 feet wide. Being Lot #5, Block 14, Section #A in the subdivision of Dundalk as recorded in Baltimore County Plat Book #2, Folio #185, containing 3,685 square feet. Also known as 54 Portship Road and located in the 12th Election District, 10th Councilmanic District.

CERTIFICATE OF POSTING

RE: Case No.: 97-369-A

Petitioner/Developer:
(Dale Ray Bartock)
Date of Posting/Closing:
(March 31, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

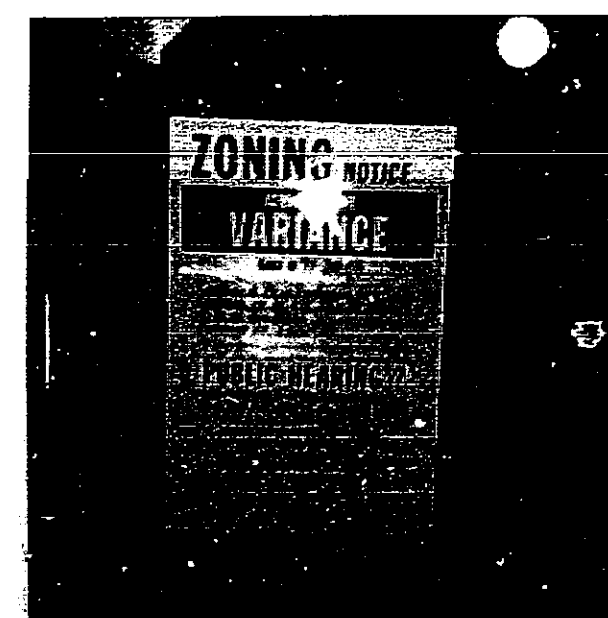
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at

54 Portship Road Baltimore, Maryland 21222

The sign(s) were posted on March 14, 1997
(Month, Day, Year)

Sincerely,
Thomas P. Ogilvie
(Signature of Sign Poster & Date)

Thomas P. Ogilvie, Sr.
(Printed Name)
325 Nicholson Road
(Address)
Baltimore, Maryland 21221
(410)-487-8485
(Telephone Number)



97-369-A

Affidavit in support of 97-369-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) believe competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at
54 Portship Road
Baltimore Maryland 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include reasons or grounds therefor)

I wish to erect a two car garage in the backyard of the above mentioned property due to increasing parking difficulty as well as personal storage space.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Dale Ray Bartock
Dale Ray Bartock
(Type or Print Name)

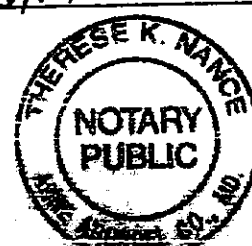
STATE OF MARYLAND, COUNTY OF BALTIMORE: I, Dale Ray Bartock, do hereby certify, this 18th day of February, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appearing

Dale Ray Bartock

(the Affiant(s)) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/18/97



Theresa K. Jones
Theresa K. Jones
My Commission Expires: 10/19/97

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 3-4-97 ACCOUNT: 001-615-000

AMOUNT: \$50.00

01 Admin. Var. - \$50.00

54 Portship Rd.

ITEM # 369

33491901 DOMINIC

VALIDATION OF SIGNATURE BY COMMISSIONER

385-4142
Dale Bartock
54 Portship Rd.

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3-16-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE**ADMINISTRATIVE
VARIANCE**Case No. 97-369-A

*To allow a detached garage with a setback
of 10' and 12' from the centerline of two alley
in lieu of the required 15', respectively.*

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

March 31, 1997
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

596
pml:dc

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 13, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-369-A
54 Portship Road
4/5 Portship Road, 125' S of c/2 Yorkway
12th Election District - 7th Councilmanic
Legal Owner(s): Dale Ray Bartock
Post by Date: 3/16/97
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be
directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT
COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT
AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE
FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Dale Ray Bartock

Printed with Soybean Ink
on Recycled Paper

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3-14-97
Item No. 369 JRF

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to
approval as it does not access a State roadway and is not affected by any State
Highway Administration projects.

Please contact Larry Gredlein at 410-545-5806 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

R. F. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 12, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*
Division Chief: *Caryl L. Kenna*

PK/JL

ITEM342/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND**INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 24, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for March 24, 1997
Item No. 369

The Development Plans Review Division has reviewed the subject
zoning item.

The proposed garage of should not interfere with the line of sight.

RWB:HJO:cab

cc: File

ZONE324.369

BALTIMORE COUNTY, MARYLAND**DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT****INTER-OFFICE CORRESPONDENCE**

TO: PDM

DATE: 3/14/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 17, 97

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee Items:

Item #'s: 368 373
369 375
372 376

RBS:sp

BRUCE2/DEPRM/TXTSP

#369

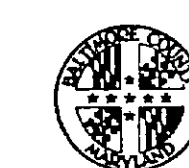
97-369-A

To whom it may concern 3-3-97

*I'm a neighbor of Dale Bartock
at 54 Portship Rd. I know and approve
of him building a 20' by 25' garage in
his back yard.*

*Mrs. Laroni K. Lennan 56 Portship Rd.
Timothy L. Healey 58 Portship Rd.*

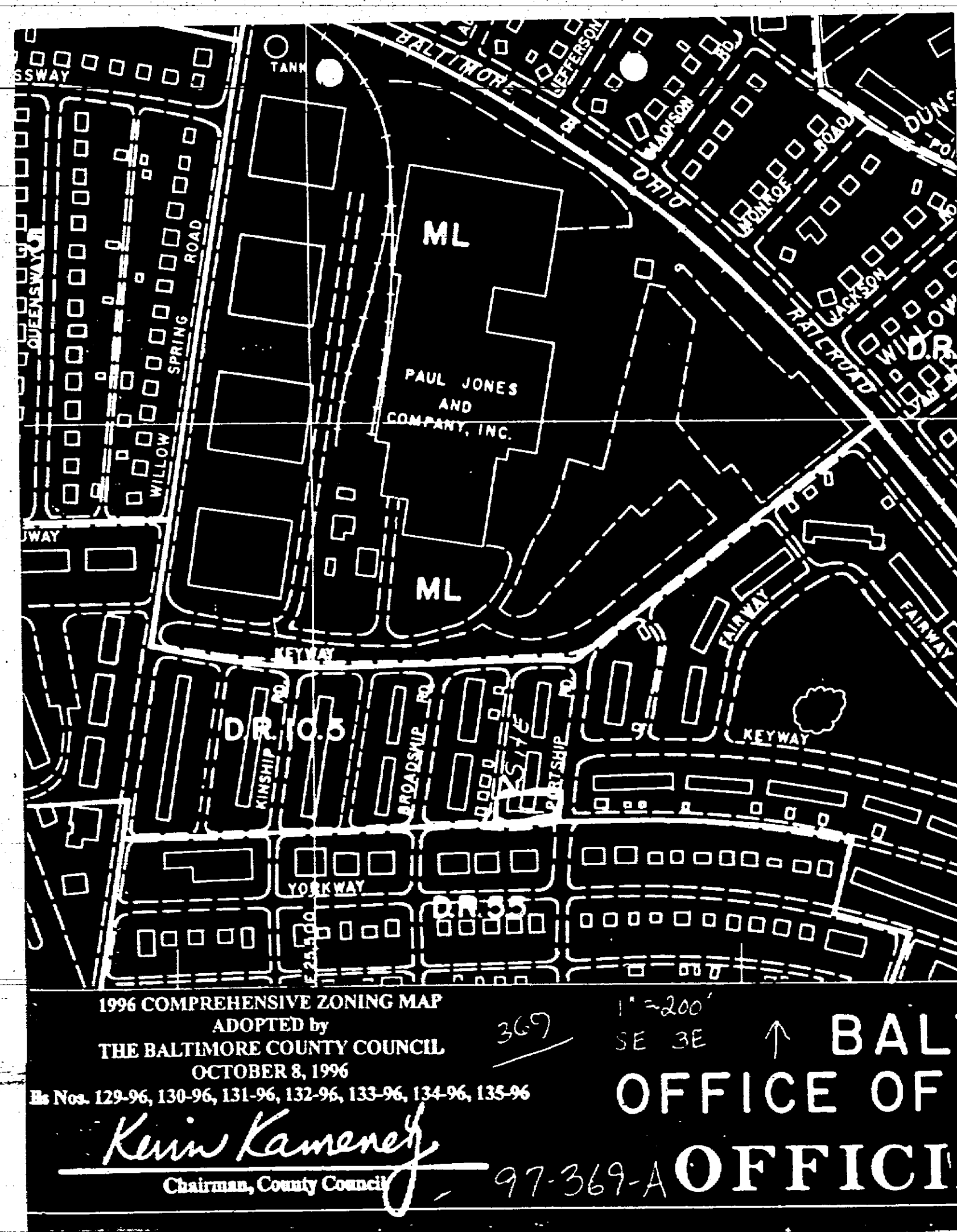
*Eugene Ronald Lewis 42 Yorkway 21222
Barbara Campbell 44 Yorkway 21222
Myra Fisher 46 Yorkway 21222
Lois Warner 46 Yorkway
Joseph Duce 34 Yorkway B.M.D. 21222
Elizabeth Duce
59 Brookship Rd 21222
Donald P. Malloy
61 Brookship Rd. 21222*



Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Mr. Dale R. Bartock
54 Portship Road
Baltimore, Maryland 21222

Printed with Soybean Ink



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 54 Portship Road

Subdivision name: Dundalk

plat book # 2, lot # 185, lot # 5, section # A

OWNER: Dale Ray Bartock

14 FT. (PAVED 8' CONC.) ALLEY
588' 03' 15" W - 91.65'
128.1'
14 FT. (PAVED 8' CONC.) ALLEY
588' 03' 15" W - 91.65'
128.1'
14 FT. (PAVED 8' CONC.) ALLEY
588' 03' 15" W - 91.65'
128.1'

97-369-A

PORTSHIP (400 FT. R/W) RD.

North
date: 3/1/97
prepared by: DRB

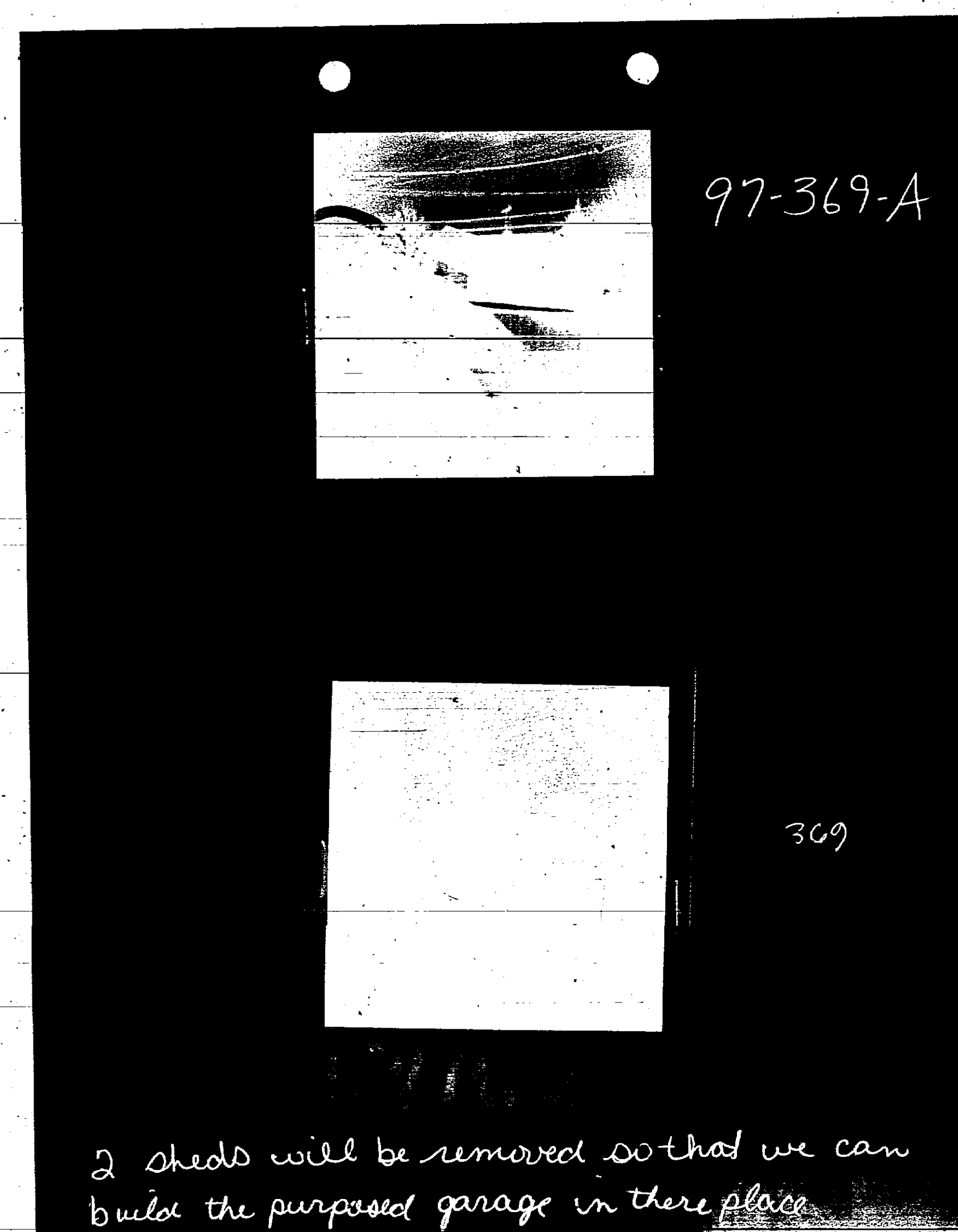
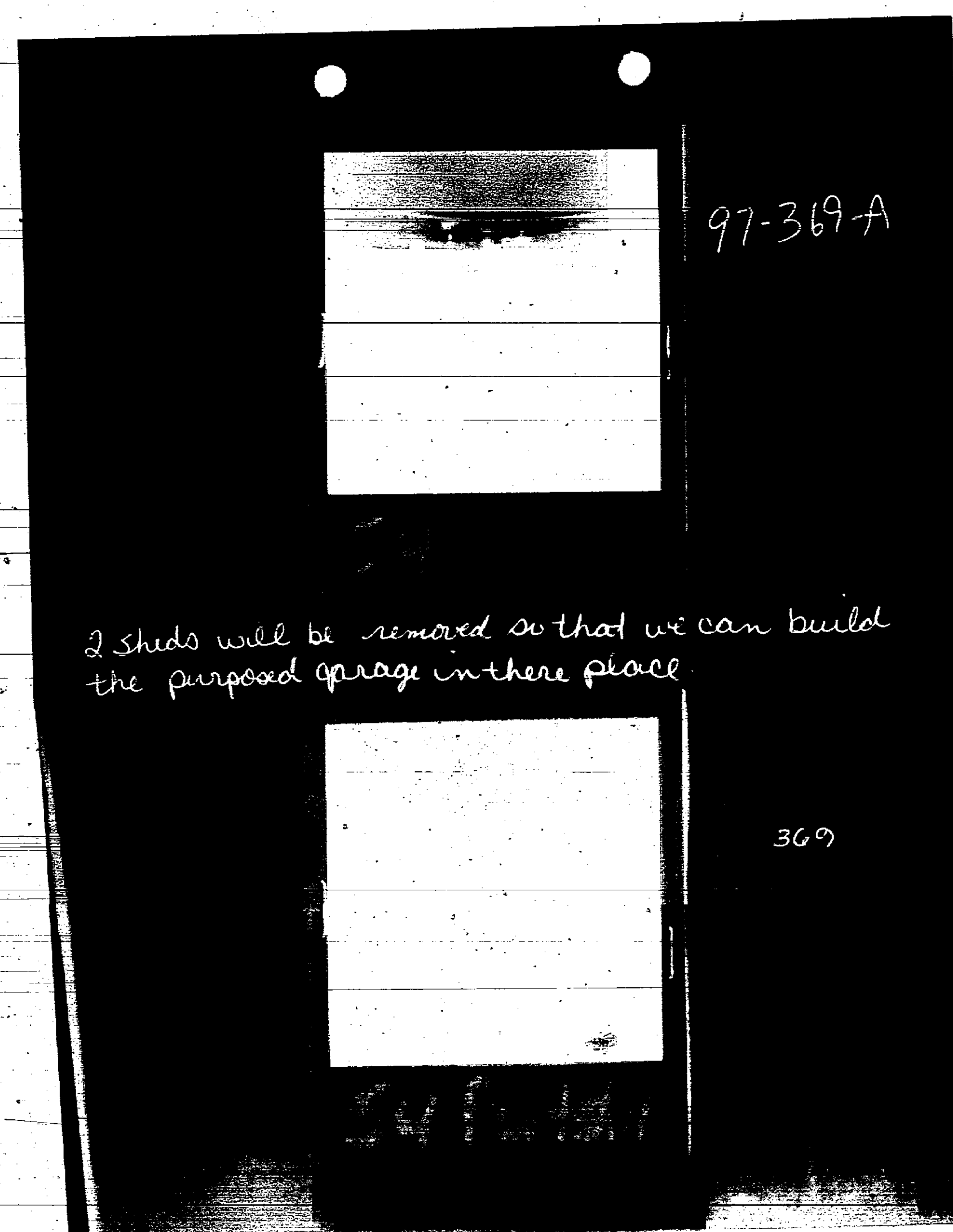
Scale of Drawing: 1" = 20'

LOCATION INFORMATION

Election District: 12
Councilmanic District: 7
1"-200" scale map: SE 3E
Zoning: DR 10.5
Lot size: 16,365 square feet

SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: JRE
ITEM #: 309
CASE #:





PREPARED BY AIR PHOTOGRAPHICS, INC.
BARTLESVILLE, OK 74003

#369
97-369-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

DUNDALK

SHEET

S.E.
3-E